



**COMMITTEE TITLE** Ordinary Council

**DATE** 13<sup>th</sup> March 2024

<b>REPORT TITLE:</b>	Strategic Housing Delivery Programme (SHDP)
<b>REPORT OF:</b>	Steve Summers (SHDP Programme Sponsor)

## **REPORT SUMMARY**

At the Housing, Health and Community Committee on the 11<sup>th</sup> March 2024 Members will consider a report on the Council's Strategic Housing Delivery Programme (SHDP). This report is attached at Appendix A and subject to approval is recommended to Ordinary Council for consideration. Officers will provide a verbal update to Ordinary Council on the outcome of the of this item at the Housing, Health and Community Committee on the 11<sup>th</sup> March.

## **RECOMMENDATIONS**

**R1 to progress the Brookfield Regeneration Main Contract through a selected Framework to Direct Award (two stage tender) in accordance with the agreed budget.**

**R2 to progress the Harewood Regeneration Main Contract through a selected Framework to Direct Award (two stage tender) in accordance with the agreed budget.**

**R3 Authorise delegated Authority to the Strategic Director and Director of Assets and Investments in consultation with the Chair of HHC Committee and Section 151 officer to enter into PCSA (Pre-Contract Service Agreements) on both Harewood and Brookfield Regeneration sites in accordance with the agreed budget.**

### **1.0 REASONS FOR RECOMMENDATIONS**

To continue the implementation of the adopted Strategic Housing Delivery Strategy and scheme programmes for Brookfield and Harewood Regeneration.

### **References to the Corporate Plan**

The Council's Corporate Strategy 'Brentwood 2025' commits to Introducing "innovative Carbon reduction and absorption schemes", "identify opportunities for low emission and green developments" and using 'brownfield sites efficiently, such as council owned garage sites, to provide affordable homes...'. The SHDP and specific proposals in this report contribute to all of these strategic objectives.

## **2.0 FINANCIAL IMPLICATIONS**

**Name & Title: Tim Willis, Director – Resources & Section 151 Officer**

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The Strategic Housing Delivery Plan is expected to spend £60million over 5-7 years. This is currently reflected in the HRA 30-year business plan. The 30-year Business plan is updated to reflect the timeline of development to help ensure the business plan remains relevant and affordable going forward.

The SHDP requires revenue and capital resources from the HRA to deliver this programme. The finance structuring on each scheme is dependent on whether Homes England Grant Funding is applicable, whether any Section 106 is available and if Retained Right to Buy Capital Receipts can be utilised. Any difference requires borrowing which incurs financing costs that are to be borne by the HRA.

## **3.0 LEGAL IMPLICATIONS**

**Name & Title: Claire Mayhew - Corporate Manager (Democratic Services) & Monitoring Officer**

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The Council must follow the statutory process when looking to develop or regenerate areas. This includes serving the statutory notices and holding consultations. The Council in following the process is mitigating the risks of challenge as the programme moves forward.

## **4.0 ECONOMIC IMPLICATIONS**

**Name & Title: Leigh Nicholson, Corporate Director (Interim)- Place**

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The Council's Housing Strategy provides further detail to the Corporate Plan and the recently adopted Local Plan. The Strategic Housing Development Plan adds specific detail on a programme of sites that utilise council owned land to deliver new affordable homes with environmentally led innovations. Housing delivery plays a vital role in the local economy, both in terms of short-term related construction benefits (i.e., technical preparatory work, on-site jobs and supply chains), and longer-term accommodation provision for people who can contribute to the local economy in a range of ways. This helps to ensure the borough remains an attractive place to live, work and visit.

## **5.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS**

All staffing, ICT and Asset implications are included within the appropriate SHDP Project Plans.

## 6.0 RELEVANT RISKS

Viability under current market conditions and Homes England Grant Level Awards.

## 7.0 ENGAGEMENT/CONSULTATION

All SHDP schemes are supported by an engagement strategy which is developed and adjusted according to site specific requirements. This engagement continues through implementation process; contractor community engagement is embedded within Employers Requirements (ERs) for Tendering Main Contracts.

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## APPENDICES

Appendix A - Report to Housing and Health and Community Committee – 11<sup>th</sup> March 2024

## BACKGROUND PAPERS

None

## SUBJECT HISTORY (last 3 years)

<b>Council Meeting</b>	<b>Date</b>
HHC Committee	September 2023
HHC Committee	March 2024